



BOXBOROUGH PLANNING BOARD
29 Middle Road, Boxborough, Massachusetts 01719
Phone: (978) 264-1723 · Fax: (978) 264-3127
www.boxborough-ma.gov

Owen Neville, Chair Eduardo Pontoriero, Clerk Nancy Fillmore John Markiewicz Hongbing Tang

Meeting Minutes
June 1, 2015
7:30 PM
Morse Room, Town Hall, 29 Middle Road

Members Present:

Owen Neville, Chair
Eduardo Pontoriero, Clerk
Nancy Fillmore, Member
John Markiewicz, Member (arrived at 7:34 PM)
Hongbing Tang, Member
Adam Duchesneau, Town Planner

The Chair called the meeting to order at 7:31 PM.

Meeting Minutes of May 19, 2015

Ms. Fillmore MADE a MOTION to approve the minutes of May 19, 2015. Ms. Tang SECONDED the MOTION. All members voted in favor. Mr. Markiewicz was absent from the vote.

Correspondence

Mr. Duchesneau indicated the Planning Board had not received any correspondence since their last meeting.

At this time Mr. Markiewicz arrived at the meeting.

873, 907, and 1065 Burroughs Road ANR Plan

As an abutter within 300 feet of the subject property for this ANR application, Ms. Fillmore recused herself from the matter. Bruce Wheeler was in attendance to discuss the application with the Planning Board. Mr. Wheeler indicated there would be a land swap with the adjacent Ho family and their parcel at 907 Burroughs Road which is how they obtained over 150 feet of frontage for the property. He stated the new buildable lot is proposed to be accessed via a common driveway across 1065 and 1075 Burroughs Road, but they would need Special Permit approval from the Planning Board for this access.

Mr. Markiewicz asked where the well would be located for the proposed Lot 8A and Mr. Wheeler indicated the well and septic have already been approved for that particular lot. Mr. Markiewicz confirmed the new buildable lot would have frontage on Burroughs Road, but would potentially be accessed via a common driveway. Mr. Wheeler indicated this was correct and that it was the preferred access option because it would eliminate an additional curb cut on Burroughs

Road as well a wetlands crossing. Mr. Neville asked if the common driveway was currently only located on Lots 7 and 8A, and Mr. Wheeler stated this was correct. Mr. Wheeler also reiterated they would be returning before the Planning Board to apply for a Special Permit to extend the common driveway onto Lot 9. Ms. Tang asked questions about the setback of the proposed structure from the lot lines and the wetlands. Mr. Wheeler stated they have done some preliminary analysis in terms of the lot layout and the soil testing.

William Farmer of 1055 Burroughs Road asked what the rules and regulations were in terms of well placement on a lot. Mr. Neville noted these items were the Board of Health's purview, but he did indicate wells need to be certain distances from other wells as well as septic systems. Mr. Markiewicz stated he thought there were also overlap regulations for well radii and noted he had concerns about the wells for Lots 8A and 9. Mr. Neville reiterated this topic is not the Planning Board's purview and it is up to the Board of Health to regulate this aspect of the project. Mr. Markiewicz then asked the Applicant to confirm the new property boundaries for the project.

Mr. Neville then MADE a MOTION to endorse the 873, 907, and 1065 Burroughs Road ANR Plan and to authorize the Planning Board Chair, the Planning Board Clerk, or the Town Planner to sign the plans on behalf of the Planning Board. Mr. Pontoriero SECONDED the MOTION. All members voted in favor. Ms. Fillmore recused herself from the vote.

Route 111 Culvert Replacement Status Update

Mr. Duchesneau provided a brief synopsis of the email he had sent the Planning Board a few weeks ago regarding the status of the culver replacement project on Route 111. He asked the Planning Board how quickly a status update meeting should be coordinated with the State Legislators and MassDOT officials. The Planning Board indicated they wanted to organize this status update meeting as soon as possible as this project is a priority for the community. Mr. Duchesneau stated he would reach out to the State Legislators and coordinate the meeting as soon as he was able.

Election of Planning Board Officers

Mr. Markiewicz MADE a MOTION for Owen Neville to continue as Planning Board Chair. Mr. Pontoriero SECONDED the MOTION. All members voted in favor.

Ms. Fillmore MADE a MOTION for Eduardo Pontoriero to continue as Planning Board Clerk. Ms. Tang SECONDED the MOTION. All members voted in favor.

Mr. Neville asked that the Planning Board's six-month meeting schedule be included as a topic on the Planning Board's next agenda.

With no further business, the meeting was adjourned at 8:05 PM on a MOTION by Mr. Markiewicz, SECONDED by Ms. Fillmore, with all members voting in favor.

On Behalf of the Boxborough Planning Board



Eduardo Pontoriero, Clerk